

176.A

0002

0006.A

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
337,400 / 337,400  
337,400 / 337,400  
337,400 / 337,400

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
71		LANCASTER RD, ARLINGTON

## OWNERSHIP

Owner 1:	MARTIN ROSE MARY	Unit #:	1
Owner 2:			
Owner 3:			
Street 1:	71 LANCASTER RD		
Street 2:			

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1: MARTIN MICHAEL J/ETAL -

Owner 2: MARTIN ROSE M -

Street 1: 71-73 LANCASTER ROAD #1

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1985, having primarily Vinyl Exterior and 1056 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7030																

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	335,900	1,500		337,400		155307
							GIS Ref
							GIS Ref
							Insp Date
							11/18/18

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	335,900	1500	.		337,400		Year end	12/23/2021
2021	102	FV	326,400	1500	.		327,900		Year End Roll	12/10/2020
2020	102	FV	321,600	1500	.		323,100	323,100	Year End Roll	12/18/2019
2019	102	FV	354,900	1500	.		356,400	356,400	Year End Roll	1/3/2019
2018	102	FV	314,200	1500	.		315,700	315,700	Year End Roll	12/20/2017
2017	102	FV	286,700	1500	.		288,200	288,200	Year End Roll	1/3/2017
2016	102	FV	286,700	1500	.		288,200	288,200	Year End	1/4/2016
2015	102	FV	270,900	1500	.		272,400	272,400	Year End Roll	12/11/2014

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MARTIN MICHAEL	38348-502		3/17/2003	Family		1	No	No	
MURPHY MARY	25964-19		1/12/1996		125,000	No	No	Y	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
5/29/2009	409	Wood Dec	17,000						10/11/2019	Mail Update	MM	Mary M
									11/18/2018	Measured	DGM	D Mann
									5/6/2000		197	PATRIOT

## ACTIVITY INFORMATION

Sign: VERIFICATION OF VISIT NOT DATA

Total Card / Total Parcel  
337,400 / 337,400  
337,400 / 337,400  
337,400 / 337,400

## USER DEFINED

Prior Id # 1:	155307
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/30/21	17:50:27
LAST REV	
Date	Time
11/18/19	08:45:44
danam	
13849	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>						
Type: 99 - Condo Conv		Full Bath: 1	Rating: Average	CONDO CONVERSION 1991 BK:20318 PG:348								Undisplayed Areas: GLA: 1056						
Sty Ht: 2 - 2 Story		A Bath: 1	Rating:	648-1078, Building Number 1.														
(Liv) Units: 1	Total: 1	3/4 Bath: 1	Rating:															
Foundation: 1 - Concrete		A 3QBth: 1	Rating:															
Frame: 1 - Wood		1/2 Bath: 1	Rating: Average															
Prime Wall: 4 - Vinyl		A HBth: 1	Rating:															
Sec Wall: 1	%	OthrFix: 1	Rating:															
Roof Struct: 1 - Gable		<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>												
Roof Cover: 1 - Asphalt Shgl		Kits: 1	Rating: Average	1st Res Grid Desc: Line 1 # Units 1														
Color: GREY/BLUE		A Kits: 1	Rating:	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O		
View / Desir: N - NONE		Frl: 1	Rating:	Other														
<b>GENERAL INFORMATION</b>				WSFlue: 1	Rating:	Upper												
Grade: C - Average		<b>CONDOS INFORMATION</b>				Lvl 2												
Year Blt: 1985	Eff Yr Blt:	Location: 1		Lvl 1														
Alt LUC:	Alt %:	Total Units: 1		Lower														
Jurisdct: G11	Fact: .	Floor: 1 - 1st Floor																
Const Mod:		% Own: 50.000000000																
Lump Sum Adj:		Name: 72 - 7030																
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>						
Avg Ht/FL: STD		Phys Cond: AV - Average	20. %	Exterior:	No Unit	RMS	BRS	FL										
Prim Int Wal 1 - Drywall		Functional: 1	%	Interior:	1	5	3	2										
Sec Int Wall: 1	%	Economic: 1	%	Additions:														
Partition: T - Typical		Special: 1	%	Kitchen:														
Prim Floors: 4 - Carpet		Override: 1	%	Baths:														
Sec Floors: 1	%	Total: 20.7 %		Plumbing:														
Bsmnt Flr: 12 - Concrete		<b>CALC SUMMARY</b>				Electric:												
Subfloor: 1		Basic \$ / SQ: 305.00		Heating:														
Bsmnt Gar: 1		Size Adj.: 1.35000002		General:														
Electric: 3 - Typical		Const Adj.: 0.99000001																
Insulation: 2 - Typical		Adj \$ / SQ: 407.633																
Int vs Ext: S		Other Features: 67872																
Heat Fuel: 1 - Oil		Grade Factor: 1.00																
Heat Type: 1 - Forced H/Air		NBHD Inf: 0.85000002																
# Heat Sys: 1		NBHD Mod: 1																
% Heated: 100	% AC: 100	LUC Factor: 1.00																
Solar HW: NO	Central Vac: NO	Adj Total: 423582																
% Com Wal	% Sprinkled	Depreciation: 87681																
		Depreciated Total: 335900																
<b>MOBILE HOME</b>				Make: 1	Model: 1	Serial # 1	Year: 1	Color: 1										
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 176.A-0002-0006.A														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
22	Wood Deck	D	Y	1	8X10	G	GD	2009	20.00	T	6	102			1,500		1,500	
More: N	Total Yard Items:	1,500	Total Special Features:		Total:	1,500												
<b>IMAGE</b> <b>AssessPro Patriot Properties, Inc</b>																		
																		